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Christie Advanced Scanning and Imaging Centre Development (CASICD)

Response to the Green and Blue Infrastructure Strategy for Manchester

October 2023

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1. Introduction

1.1. This 'Response to the Green and Blue Infrastructure Strategy for Manchester' ("the Statement") accompanies an application for Full Planning Permission for demolition with associated redevelopment of the existing Block 19 and 20 building, and part of the Block 21 building on Wilmslow Road to build a new Advanced Scanning and Imaging Centre (the "Proposed Development") at the Christie Hospital ("the Christie") in Withington, Manchester.

1.2. The Applicant is The Christie NHS Foundation Trust (the "Applicant").

1.3. The Statement sets out how the Proposed Development responds to the vision and objectives set out in the Manchester Green and Blue Infrastructure Strategy 2022 (and in turn, Core Strategy Policies EN9 Green Infrastructure and EN15 Biodiversity and Geological Conservation). It should be read in conjunction with the Design and Access Statement submitted in support of the application.

A Green and Blue Infrastructure Strategy for Manchester

1.4. Manchester's Great Outdoors: A Green and Blue Infrastructure Strategy for Manchester 2015-25 was adopted by MCC in July 2015 and subsequently updated in 2022, highlighting approaches, challenges and projects that will help bring the Strategy to life over the coming years.

1.5. MCC recognises that green and blue infrastructure is an essential part of creating a successful, livable city. Parks, river valleys, gardens, street trees, green roofs, canals and many other components all form part of a rich network that is integrated with the built environment in the world's most popular cities.

1.6. The overarching vision for the Strategy remains as follows:

"By 2025, climate-resilient well-maintained green and blue spaces remains an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces, and safe green routes for walking, cycling and exercise throughout the city. Green and blue infrastructure will be supporting Manchester's growth."

1.7. Four objectives have been established to enable the vision to be achieved:

- Improve the quality and function of existing green and blue infrastructure;
- Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth;
- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond; and,
- Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

1.8. Section 3 of the updated Strategy outlines the progress to date and noted that the Strategy has acted as catalysts for some of the most groundbreaking environmental projects Manchester has ever taken. The Strategy has encouraged collaboration, bringing together organisations in order to deliver bold, innovative action that will benefit Manchester for many years to come.

1.9. Section 3.4 of the Strategy recognises that Manchester is a growing city, with plans for significant growth and development over the coming decade. High quality, green and open space that is appropriate to its location, well designed and well maintained will be an important and integral part of creating successful developments and supporting the city's growth.

1.10. The Strategy provides initial guidance on how developers can achieve this and recognises that different approaches will be required for different types of development and that different solutions, appropriate to the location, will be needed on each scheme. By considering green infrastructure from the beginning of the design process, developers will be able to understand the surrounding landscape, opportunities to enhance and link to it, and the types of green and open space that could be incorporated within and add value to the development itself.

The Site

1.11. The Application Site (the "Site") comprises the existing Block 19 and 20 building and part of Block 21, of the Christie Hospital in Withington, which is currently occupied by clinical and non-clinical facilities and a small area of formal landscaping with planters and eight existing trees along Wilmslow Road. The total site area is 0.3 hectares. Please refer to the Site Location Plan submitted in support of this application.

1.12. The Site is located within and to the northeast of the Christie Hospital estate and is land locked on all four sides.

1.13. The Site is bound by part of the Christie Hospital to the north, connecting directly into the wider estate to the west, with the recently completed Paterson Building bordering the Site to the south and rising to ten storeys. Wilmslow Road borders the Site immediately to the east, which includes a partially segregated cycle lane and a bus stop along Wilmslow Road (positioned to the north of the Site).

1.14. The Christie is a major land use within the area, albeit located within a principally residential area. There are a range of uses within the vicinity of the Site.

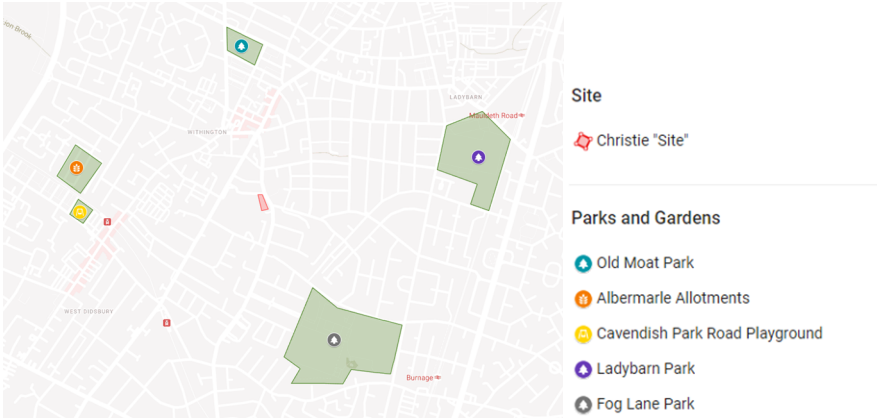
1.15. To the north of the Christie Hospital comprises local amenities, with retail units lining Wilmslow Road between the Site and the Grade II Red Lion pub. Beyond this, Wilmslow Road leads towards Withington District Centre.

1.16. To the east of the Site and Wilmslow Road comprises Withington Dental Care Centre and Manchester Muslim Preparatory School and associated playgrounds and surface car parking. Beyond this, the area comprises relatively low density two storey residential properties. To the south of Cotton Lane comprises the Manchester Cancer Research Centre.

1.17. The surrounding green infrastructure around the Proposed Development, consist of the following parks and gardens as shown in Figure 1.2 below:

- Fog Lane Park – 565 metres
- Old Moat Park – 710 metres
- Albermarle Allotments - 895 metres
- Ladybarn Park – 933 metres
- Cavendish Road Park – 935 metres

Figure 1.1: Surrounding parks and gardens located near to the Site (source Google Maps, 2023)



Proposed Development

1.18. The Proposed Development comprises the demolition of the existing Block 19 and 20 building and part of Block 21 and the development of a principally three-storey building, rising in part to five storeys.

1.19. The Proposed Development is set-back from the edge of Wilmslow Road with a landscaping buffer comprising of tree and shrub planting and seating. A glazed entrance foyer marks the entrance into the Proposed Development from Wilmslow Road.

1.20. The Proposed Development will provide a new Advanced Scanning and Imaging Centre on the Ground Floor facilitating the relocation of existing specialist equipment, which does not currently meet the Applicant's patient experience requirements in relation to patient flows, quality of the environment or patient privacy and dignity. Relocating the facility will provide critical direct links to clinical services and medical experts located within the Paterson Building and the adjacent Christie Hospital buildings which will further contribute to improved patient experience and overall outcomes.

1.21. Levels 1 and 2 will comprise ward accommodation, providing ready space to accommodate the decant of facilities from elsewhere at the Christie; including facilities that are approaching the end of their operational life and do not meet the Applicant's requirements.

1.22. Level 3 comprises fully enclosed plant equipment and further equipment is proposed on the roof, appropriately screened.

1.23. Two stair cores are proposed to rise to five storeys, comprising one set to the south eastern extent of the floorplan away from the façade edge and a further stair core providing an architectural book-end to the north.

1.24. The Site is part of the Christie estate and therefore will contribute to the wider Green and Blue Infrastructure vision for the Christie Hospital.

1.25. The Proposed Development includes the provision of an improved area of public realm to the east of the building along Wilmslow Road. It comprises the removal of all eight existing trees, seven of which are proposed to be relocated elsewhere close to the Site, with an additional new tree proposed to be planted elsewhere at the Christie estate. On-site, 16 new trees are proposed to be planted in the ground.

1.26. Corten steel borders with low level shrubbery and timber bench seating provide an attractive and green environment where people can dwell adjacent to the Proposed Development.

1.27. Directly adjacent to the façade of the Proposed Development is a strip of low-level planting bordered by a pin kerb, which is proposed to provide a level of defense from the street scene and internal clinical rooms to ensure a level of privacy whilst delivering activation to this key elevation. This planting also serves to catch any water running off the building and re-use this in a sustainable manner.

1.28. In addition, two internal courtyards with low-level shrubbery are proposed to bring natural daylight into the core of the building on the ground and first floor.

1.29. The proposed landscaping seeks to continue the language and materiality of the newly introduced public realm adjacent to the Paterson Building. The plant species will be carefully selected to match the existing species in the area.

Description of Development

1.30. The description of development as stated on the Application Form for Full Planning Permission is:

"Demolition with associated redevelopment of the existing Block 19 and 20 building (Holt Entrance) and part of Block 21 on Wilmslow Road for a new Advanced Scanning and Imaging Centre and associated clinical accommodation (Use Class C2), landscaping and other associated works"

2. Assessment of the Proposed Development

2.1. This section outlines the vision and objectives of the Manchester Green and Blue Infrastructure Strategy 2022 and details how the Proposed Development responds to these and, in turn, Core Strategy Policies EN9 'Green Infrastructure' and EN15 'Biodiversity and Geological Conservation'.

Green and Blue Infrastructure Objectives

2.2. As set out in Section 1, the Strategy establishes four objectives to enable the vision to be achieved. Table 2.1 below considers the Proposed Development against these objectives.

Table 2.1 Proposed Response to Green and Blue Infrastructure Objectives

Objective:	Responses:
1. Improve the quality and function of existing Green and Blue Infrastructure to maximise the benefits it delivers.	The Site is a brownfield site which currently comprises existing buildings, hardstanding and an area of landscaping which includes eight existing trees. As set out in the Arboricultural Impact Assessment submitted in support of this application, six trees are surveyed as Category C (low arboricultural value), whilst two trees are assessed as Category B (moderate arboricultural value). It therefore only makes a very minor contribution to Manchester's existing green and blue infrastructure. The Proposed Development provides the opportunity to enhance the green infrastructure available on-site and in its immediate context. The Applicant has worked hard to ensure that the starting point for the Proposed Development and associated landscaping was to retain the eight existing trees on-site. For the reasons detailed in the Design and Access Statement and Arboricultural Impact Assessment submitted in support of the application, the trees were proven to be unfeasible to retain. To mitigate against the impact, seven of the existing trees on the Site are proposed to be relocated in advance of the commencement of construction to an area near to the Site, with the preference being to relocate these trees to the east of Wilmslow Road to maximise the tree cover along this street scene. This is subject to separate agreements with the landowner. One of the trees proposed for removal presents evidence of disease and uplift and is not considered suitable for relocation. A new tree is therefore proposed elsewhere at the Christie estate to mitigate its loss. In acknowledgement of the importance of ensuring a green street scene and to re-establish the tree cover on-site, 16 new trees are proposed to be located on-site alongside shrubs and planting. The landscape design and species will reflect the high-quality palette

Objective:	Responses:
	and aesthetics of the recently installed planters in front of the Paterson Building. An Ecological Impact Assessment, including a Biodiversity Net Gain Assessment, has been prepared by Tyler Grange and is submitted in support of the application. This evidences that the Proposed Development will deliver a biodiversity net gain of a gain of 21.47% at the Christie in compliance with relevant and emerging national planning policy and legislation. It is therefore considered that the Proposed Development will improve green infrastructure on-site and within the surrounding context.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.	As mentioned above, the Proposed Development includes an area of improved landscaping along Wilmslow Road through relocating existing trees and new tree and shrub planting.
3. Improve connectivity and accessibility to Green and Blue Infrastructure within the City and beyond.	The new proposed area of public realm immediately addresses Wilmslow Road and will be accessible to all, including staff, visitors, and passersby and includes seating to provide areas to dwell. It increases tree cover and biodiversity, whilst creating a consistent landscaping design along Wilmslow Road, creating a consistent public realm language with that at the adjacent Paterson Building.
4. Improve and promote a wider understanding and awareness of the benefits that Green and Blue Infrastructure provides to residents, the economy and the local environment.	The proposed new area of high-quality landscaping will be highly visible and accessible to all given its location along Wilmslow Road. It builds upon the high quality landscaping delivered adjacent at the Paterson Building and thus acts to promote the importance of public realm, through providing areas for people to dwell and enjoy the space.

Relevant Core Strategy Policies

EN9 Green Infrastructure

2.3. Core Strategy Policy EN9 sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

2.4. As set out in Table 2.1, the Proposed Development has taken the opportunity to enhance the green infrastructure of the Site through the provision of high-quality landscaping which provides opportunity for biodiversity, the formation of habitats and also a place in which people can enjoy and relax in.

2.5. In particular, it is envisioned that the landscaping and public realm proposals will link with the existing surroundings to enhance the Site's green infrastructure provision. The soft landscape strategy includes a range of enhancement measures including re-location of existing trees, planting of new trees and shrub planting.

2.6. The proposed improved area of public realm along Wilmslow Road will create an inviting and welcoming space at an entrance of the Christie Hospital. The proposed strategy for the relocation of existing trees

and planting of new trees will significantly improve the tree cover and green infrastructure along Wilmslow Road and will increase the biodiversity at the Site and the wider area.

EN15 Biodiversity and Geological Conservation

2.7. Core Strategy Policy EN15 states the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City and that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

2.8. The landscaping section of the Design and Access Statement details how the Proposed Development contributes to biodiversity. In summary, the proposed landscaping will provide:

- Planting of 17 new trees: 16 on-site;
- Relocation of 7 existing trees elsewhere near to the Site; and
- Planting beds, which simultaneously support the sustainable urban drainage design.

3. Summary

3.1. As described in this Statement, the provision of an improved environment and green infrastructure onsite (and within the wider Christie Hospital) have been integral to the Proposed Development. This will contribute to the delivery of GM NHS Green Plan and MCC's ecology and biodiversity policy.

3.2. The Proposed Development will contribute to biodiversity and enhance wildlife habitats at the Site as part of the wider Christie estate. It is acknowledged that there is a requirement to remove eight existing trees on-site, albeit seven of these are proposed for relocation near to the Site, with a further 17 trees planted as mitigation. Opportunities to enhance and create new biodiversity within the Proposed Development, such as increased tree planting and native planting, have therefore been designed into the scheme, which will upgrade the quality of nearby green infrastructure and improve the street scene along Wilmslow Road.

3.3. The Proposed Development therefore accords with the vision and objectives of the Green and Blue Infrastructure Strategy for Manchester and the Development Plan policies.

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